

# Staff Summary Report



Council Meeting Date: 09/26/02

Agenda Item Number: 34

**SUBJECT:** This is the second public hearing for El Dorado Crossings Retail Center for a 6<sup>th</sup> Amended General and a Final Plan of Development for a restaurant and retail building, including a variance, located at 744 West Elliot Road.

**DOCUMENT NAME:** 20020926dsrh07

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold the second public hearing for **EL DORADO CROSSINGS RETAIL CENTER** (Wanda Tang & William R. Olsen, property owners) for an Amended General and Final Plan of Development for a new 12,600 restaurant/retail building located at 744 West Elliot Road. The following is requested from the City of Tempe:

q-j

**#SGF-2002.56** A 6<sup>th</sup> Amended General Plan of Development for El Dorado Crossings and a Final Plan of Development for a 4,200 s.f. restaurant and for a 8,400 s.f. retail building. The total new building area is 12,600 s.f. on 1.44 net acres, located at 744 West Elliot Road.

Variance

Reduce the minimum required east side yard building setback from 40' to 10' in the PCC-1 Zoning District.

**PREPARED BY:** Hector Tapia, Senior Planner (480-350-8331)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8331)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval  
Planning Commission – Approval  
Design Review Board - Approval  
Public - None

**ADDITIONAL INFO:** El Dorado Crossing is a commercial center located between Kyrene Road and Roosevelt Street on the north side of Elliot Road. The proposed 12,600 s.f. building which includes YC's Mongolian restaurant, amends the previously approved plan of record. All required parking is provided on site and traffic circulation appears to work well. Staff supports the variance requested since it is typical within shopping centers and should not be detrimental to surrounding property owners. Parcel 6 is the last vacant parcel left within El Dorado Crossings Commercial Center.

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description
  3. Comments/Recommendation/Reasons for Approval
  4. Conditions of Approval
- 
- A. Location Map
  - B. Letter of Explanation/Intent
  - C. Letter of Justification for Variance
  - D. Letter of Authorization, Property Owner
  - E. 6<sup>th</sup> Amended General Plan of Development, El Dorado Crossings
  - F. Final Plan of Development, Restaurant/Retail Building (Parcel 6)
  - G. Landscape Plan
  - H. Elevations, YC's Mongolian Restaurant & Retail Building
  - I. Floor Plan, YC's Mongolian Restaurant
  - J. Floor Plan, Retail Building

## **HISTORY & FACTS:**

1972. Tempe's General Plan indicated most of the land on both sides of Elliot west of the Western Canal as light industrial, including the subject site.
1978. Tempe's General Plan indicated most of the southwest corner of the City (bounded by the two branches of the Western Canal) as light industrial, including the subject parcel.
- September 9, 1982. City Council adopted Ordinance 991 annexing the subject site, along with approximately 80 acres on the west side of Kyrene to the north.
- March 17, 1983. Tempe's General Plan was amended by the Southwest Tempe Development Plan, which established a Growth Node bounded by the Western Canal, Elliot, Priest and the I-10 Freeway, within which the City hoped to locate a regional mall. High density residential, with a limit of 5,500 units, was encouraged in this area; this limit was justified by constraints on the City's sewer service capacity, which has since been removed by construction of the South Tempe Water Reclamation facility.
- May 17, 1985. Council rezoned 41 acres including the subject property from AG to IBD at the north west corner of Kyrene Road and Elliot Road.
- February 16, 1989. General Plan 2000 was adopted, showing Growth Node for most of the Southwest Overlay District west of Kyrene, including the subject parcel. This designation was not changed in the regular amendment that became effective in May, 1992, but the amendment modified language concerning the mix of uses in the Growth Node.
- October 13, 1994. City Council approved a General Plan 2000 amendment to reflect 18 acres of commercial along with PCC-1 zoning and a General Plan of Development for Canyon Springs Shopping center consisting of 150,300 s.f. on 17.5 acres at the NWC of Elliot and Kyrene.
- June 8, 1995. City Council approved the request by El Dorado Holdings, Inc. for a zoning change from PCC-1 and IBD to I-1 for 18.045 net acres.
- December 18, 1997. City Council adopted Tempe's General Plan 2020. The new General Plan designates the subject property as Commercial: Retail.
- February 26, 1998. City Council approved an Amended General Plan of Development for El Dorado Crossings.
- April 14, 1998. City Council approved an Amended General and Final Plan of Development for Parcel 6 which included an approval for a 3-story, 139 guestroom extended stay hotel, including a use permit to allow a residential hotel with kitchen facilities. The approval was made subject to 13 conditions.
- April 8, 1999. City Council approved an Amended General Plan of Development for El Dorado Crossing consisting of 12,483 s.f. of total building area on 3.11 net acres and a Final Plan of Development for Parcel 3, for a Sonic Drive-In Restaurant, consisting of 1,383 s.f. of building area on .77 net acres, including a use permit to allow a drive-in restaurant in the PCC-1 Zoning District and a variance to allow restaurant parking canopies to encroach into side yard setbacks along the east and west property lines.

January 11, 2001. City Council approved an Amended General and Final Plan of Development for El Dorado Crossing consisting of 2 retail buildings for a total of 17,656 s.f. building area on 2.5 acres, including a variance to reduce the required side yard setback from 40' to 5' for Parcel 2.

December 5, 2001. The Design Review Board approved the site plan, elevations, and landscape plan for Alpha Graphics, this request.

January 17, 2002. City Council approved the 5<sup>th</sup> Amended General Plan of Development for El Dorado Crossings, a Final Plan of Development for Alpha Graphics, and an Amended Final Subdivision Plat for two lots (Parcel 6 and 7).

August 27, 2002. The Planning Commission continued this request until September 10, 2002.

September 10, 2002. Planning Commission approved a 6<sup>th</sup> Amended General Plan of Development for El Dorado Crossings and a Final Plan of Development for a restaurant and retail buildings on Parcel 6.

September 12, 2002. City Council held the first public hearing for this request.

**DESCRIPTION:** Owner – Wanda Tang and William R. Olsen

Applicant – Michael Jorgensen

Architect – Cawley Architects

Engineer – JMA Engineering

Existing zoning – PCC-1

El Dorado Crossing – Amended General Plan of Development

(Parcels 1, 2, 3, 6, and 7)

Total site area – 5.66 net acres

Total building area – 43,119 s.f.

Total Lot Coverage – 18%

Landscape Provided – 21%

Final Plan of Development, Parcel 6 – Retail/Restaurant

Site area – 1.44 net acres

Building area – 12,600 s.f.

Building A (Restaurant) – 4,200 s.f.

Building B (Retail) - 8,400 s.f.

Maximum lot coverage required – 25%

Lot coverage provided – 20%

Parking required – 90 spaces (Restaurant: 56, Retail: 34)

Parking provided – 96 spaces

Bicycle parking required – 6 spaces

Bicycle spaces provided – 6 spaces

Landscape required – 20%

Landscaping provided – 23.4%

**COMMENTS:** El Dorado Crossing is a commercial center located between Kyrene Road and Roosevelt Street on the north side of Elliot Road. On January 17, 2002, City Council approved a request for the 5th Amended General Plan of Development of El Dorado Crossing, a Final Plan of Development for Alpha Graphics (Parcel 7), and a Final Subdivision Plat. A variance was also included, on that approval, to reduce the minimum side yard building setback from 40 feet to 12 feet (eastside of Parcel 7). This new request is similar to that request but now involves Parcel 6.

This request now is for the 6th Amended General Plan of Development of El Dorado Crossing (Parcels 1, 2, 3, 6, and 7), a Final Plan of Development for a restaurant/retail building (Parcel 6) and one building setback variance. The proposed 12,600 s.f. building which includes YC's Mongolian restaurant (4,200 s.f.) and retail space (8,400 s.f.), amends the plan of record of the previously approved plan. Parcel 6 is the last vacant parcel left within El Dorado Crossings Commercial Center. No outdoor dining is requested.

Variance

The variance request is to reduce the minimum side yard building setback from 40 feet to 10 feet (eastside of Parcel 6). Staff supports the variance requested since it is typical within shopping centers and should not be detrimental to surrounding property owners.

Parking/Circulation

All required parking is provided on site and traffic circulation appears to work well. Cross access agreements between parcels (to the east and west) should keep interior traffic circulation between businesses off of Elliot Road.

Staff supports the General Plan of Development amendment and the Final Plan of Development, including the variance request. This variance is typical within shopping centers and consistent with other building setback variances approved at this site. On September 10, 2002, Planning Commission approved this request by a 7-0 vote. On September 12, 2002 City Council held the first public hearing. Staff recommends approval subject to conditions. To date, no public input has been received.

**RECOMMENDATION:** Approval

**REASON(S) FOR**

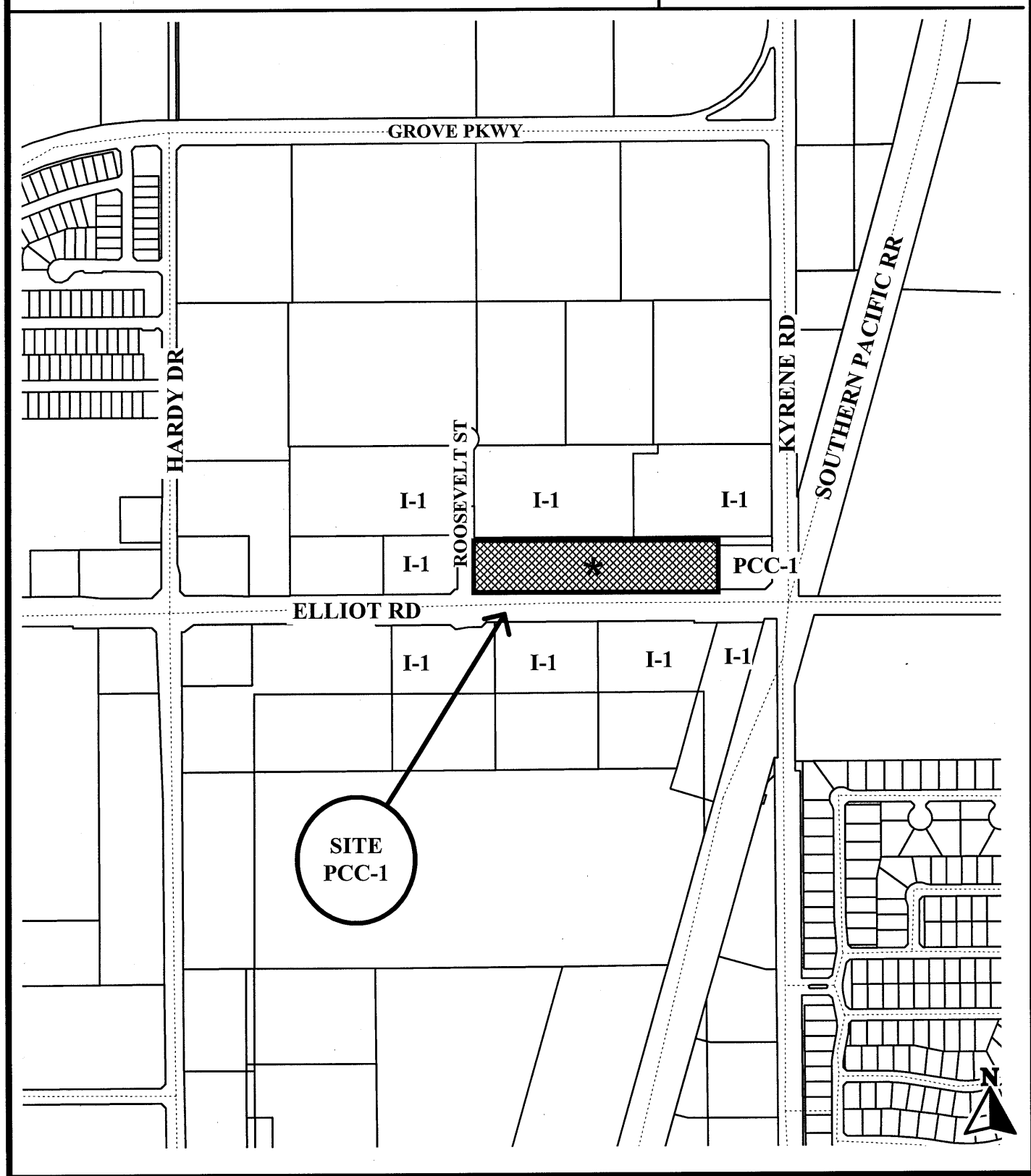
- APPROVAL:**
1. The requested amendment to the General Plan of Development of El Dorado Crossing and the Final Plan of Development for Alpha Graphics appear to be consistent with previous approvals.
  2. The variance requested is typical within shopping centers and should not be detrimental to surrounding property owners.

**CONDITION(S)  
OF APPROVAL:**

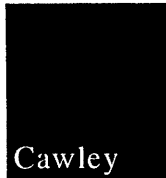
1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
2. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the Code of the City of Tempe - Section 25.120.
3. The applicant/owner shall joint the El Dorado Crossings Commercial Center association to provide a revised continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. No variances may be created by future property lines without the prior approval from the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced **on or before September 26, 2003** or the variance shall be deemed null and void.
6. The General and Final Plan of Development shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
7. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the west and east, prior to the issuance of a building permit.
8. Outdoor dining is not part of this request. If the applicant/owner decides to add outdoor dining in the future, a use permit shall be requested and parking required re-calculated.
9. The General and Final Plan of Development and the Final Plat shall be put into proper engineered format with appropriate signature blanks and recorded **on, or before, September 26, 2003** with the Maricopa County Recorder's Office through the City of Tempe Development Services Department. The Planning Division, prior to recordation, shall review details of the document format.

# EL DORADO CROSSING- RETAIL BUILDING

SGF-2002.56



**Request**



**Architects**

**To:** City of Tempe  
Planning Commission  
**From:** Michael Jorgensen  
Cawley Architects, Inc.  
**Subject:** Elliot Road Retail Center  
744 West Elliot Road  
**Date:** July 30, 2002

## **LETTER OF INTENT**

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Members of the Planning Commission:

We respectfully request approval of the Amended General and Final Plan of Development for the commercial property described with this letter of explanation. This request also includes a side yard variance as detailed in the attached Letter of Explanation and narrative justification.

Our clients intend to develop a 62,758 square foot site for the purposes of constructing a new 8,400 square foot retail building and 4,200 square foot YC's Mongolian restaurant. All proposed uses are permitted uses for the PCC-1 District.

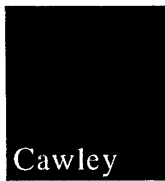
This project is a part of the El Dorado Crossing General Plan of Development and this request represents the Sixth Amended General Plan of Development. Previous amendments include use permits, front, side and rear yard variances. This request involves the development of Parcel 6 which is approximately 62,758 square feet. This is the second parcel from the previously replatted Lot 6. The variance and the amended General and Final Plan of Development are consistent with the previous approved developments and General Plan Amendments.

Thank You,

Michael Jorgensen  
Cawley Architects, Inc.

*B*





Cawley  
Architects

## LETTER OF EXPLANATION / NARRATIVE FOR VARIANCE

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As a part of the amended General Plan and Final Plan of Development, a request is made for a reduction in the required side yard set back along the east property line boundary of Parcel 6. The required side yard setback for the PCC-1 district is 40'. This request is for the reduction of the 40' side yard to ~~10'~~ 8'. The required landscaping along this property line will be maintained. The request is not to eliminate the setback entirely as it provides a landscaping buffer from the adjacent property.

The development trend of the El Dorado Crossing is that of individual sites ranging from 33,000 to 67,000 square feet with individual retail buildings similar to pad sites. To achieve the densities allowed by ordinance and provide the required parking, emergency vehicular circulation, landscaping and storm water retention it is necessary to reduce the side yard. If the required side yard setback is maintained the resulting effect would be a reduction of the building area by 1,928 square feet. This result is site coverage of only 17%, which is 8% less than the 25% allowed by Ordinance. Additionally, the requested side yard setback reduction is 8' and the actual distance between the new Alphagraphics and the existing building to the east on parcel 2 is 53'-10". The resulting visual appearance is consistent with the previously approved side yard variances for Parcels 2 and 3 and 7 of the El Dorado Crossing. This variance for Parcel 6 is not a material detriment to the neighborhood as it does not affect current uses and densities of the PCC-1 District and does not allow relief from any item expressly prohibited by the City of Tempe Ordinance.

Thank You,

Michael Jorgensen  
Cawley Architects, Inc.

C

WANDA TANG AND WILLIAM R. OLSEN  
4455 EAST CAMELBACK ROAD, SUITE C244  
PHOENIX, ARIZONA 85018

(602) 553-0202

July 17, 2001

Steven Nevala  
Cawley Architects, Inc.  
4144 North 44th Street, Suite D  
Phoenix, Arizona 85018

Re: Elliot Road Retail Center

TO WHOM IT MAY CONCERN:

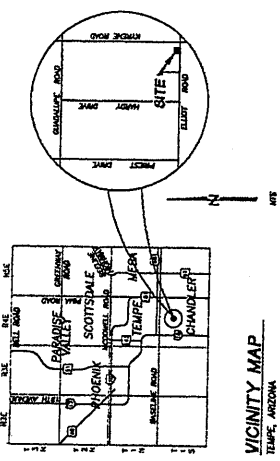
Please be advised that Cawley Architects, Inc. and LGE Design Build of Phoenix, Arizona are authorized to handle, on our behalf, all items necessary for the planning and zoning of the subject property, including but not limited to city submittals.

  
Wanda Tang

  
William R. Olsen

D

EL DORADO CROSSING  
SIXTH AMENDED GENERAL PLAN OF DEVELOPMENT  
FOR EL DORADO CROSSING AND  
FINAL PLAN OF DEVELOPMENT  
FOR PARCEL 6  
TEMPE, ARIZONA  
SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



CONDITIONS OF APPROVAL: SBD-

- THE PUBLIC WORKS DEPARTMENT SHALL REVIEW AND APPROVE ALL CONSTRUCTION, UTILITIES, AND OFF-SITE IMPROVEMENTS. THE PUBLIC WORKS DEPARTMENT SHALL REVIEW AND APPROVE ALL CONSTRUCTION, UTILITIES, AND OFF-SITE IMPROVEMENTS. THE PUBLIC WORKS DEPARTMENT SHALL REVIEW AND APPROVE ALL CONSTRUCTION, UTILITIES, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
  - (1) WATER LINES
  - (2) SEWER LINES
  - (3) STORM DRAINAGE
  - (4) SIDEWALKS
  - (5) STREET LIGHTS
  - (6) CURB, GUTTER, MEDIAN, SIDEWALK, AND RELATED UTILITIES
- ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
- ALL STREET IMPROVEMENTS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PLANS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITIES LINES (OTHER THAN WATER LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. (RECORDATION OF THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 23.12C.)
- THE APPLICANT/OWNER SHALL JOIN THE EL DORADO CROSSING CONGRESSIONAL DISTRICT ASSOCIATION TO PROVIDE A REVISED CONTINUING CARE COVENANT, COVENANT AND RESTRICTION FOR ALL OF THE LOTS IN THE DEVELOPMENT. THE COVENANT SHALL BE IN A FORM SUBSEQUENT TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
- NO VARIANCES MAY BE CROCHED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL FROM THE CITY OF TEMPE.
- A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBMITTED CONSTRUCTION COMMENCED BY ON OR BEFORE JANUARY 17, 2003 OR THE VARIANCE SHALL BE DEEMED NULL AND VOID.
- THE GENERAL AND FINAL PLAN OF DEVELOPMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY CHANGES TO THE DEVELOPMENT SHALL BE APPROVED THROUGHOUT THIS SITE OVER THE PLANNING DIVISION. NO CHANGES OR MODIFICATIONS TO THE DEVELOPMENT SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
- THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS AND ADJACENT PROPERTY TO THE WEST AND EAST, PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHAEOLOGICAL ATTRIBUTES ON THIS SITE.
- THE GENERAL AND FINAL PLAN OF DEVELOPMENT AND THE FINAL PLAT SHALL BE PUT INTO PROPER RECORDATION AND RECORDED ON OR BEFORE JANUARY 17, 2003 WITH THE MARICOPA COUNTY RECORDS DIVISION. THE PLANNING DIVISION, PRIOR TO RECORDATION, SHALL REVIEW DETAILS OF THE DOCUMENT FORNUL.

CERTIFICATION OF OWNER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN HEREON.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.  
BY: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
SUBSCRIBED AND SHOWN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.  
BY: \_\_\_\_\_ AT COMMISSION CHAMBERS

VARIANCES/USE PERMITS

- PREVIOUS USE PERMITS
1. A USE PERMIT TO ALLOW A DRIVE-IN RESTAURANT IN THE PCD-1 ZONING DISTRICT ON PARCEL 3. (SOF-48.23)
- PREVIOUS VARIANCES-SOF-48.73
1. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 10' ON THE WEST SIDE OF PARCEL 3. (SOF-48.73)
  2. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 20' ON THE WEST SIDE OF PARCEL 2. (SOF-48.73)
  3. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 30' ON THE NORTH SIDE OF PARCEL 2. (SOF-48.73)
  4. REDUCE THE REQUIRED MINIMUM FRONT AND STREET YARD SETBACK FROM 30' TO 40' ON THE SOUTH AND WEST SIDE OF PARCEL 1. (SOF-48.73)
  5. ALLOW FOR PARKING CHANGES WITHIN SIDE YARD SETBACKS ON PARCEL 1. (SOF-48.73)
  6. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 10' ON THE EAST SIDE OF PARCEL 2. (SOF-48.73)
- NEW VARIANCES-SOF-XX.XX
1. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 10' ON THE EAST SIDE OF PARCEL 7. (SOF-XX.XX)

SURVEYOR'S CERTIFICATION

I, JEFFREY C. WILSON, A PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS AS DEPICTED ON THE FINAL PLAT OF TEMPE COMMERCIAL PARK 6, RECORDED IN BOOK 107 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.



JEFFREY C. WILSON  
DATE: \_\_\_\_\_  
JAY EDWARD MARBLE, No. 12375

LEGAL DESCRIPTIONS

- PARCEL 1  
LOT 1 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.
- PARCEL 2  
LOT 2 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.
- PARCEL 3  
LOT 3 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.
- PARCEL 4  
LOT 4 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.
- PARCEL 5  
LOT 5 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.
- PARCEL 6  
LOT 6 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.
- PARCEL 7  
LOT 7 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.
- PARCEL 8  
LOT 8 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 107 OF MAPS, PAGE 13.

EL DORADO CROSSING  
SIXTH AMENDED GENERAL PLAN  
AND FINAL PLAN OF DEVELOPMENT  
FOR PARCEL 6

JMA ENGINEERING CORPORATION  
JMA  
151 E. BILLYE AVENUE, Suite 200, Mesa, AZ 85204  
Phone: 480.218.0346  
Fax: 480.218.0347

DATE	07/02
BY	023
1 of 3	

REC DS SBD-

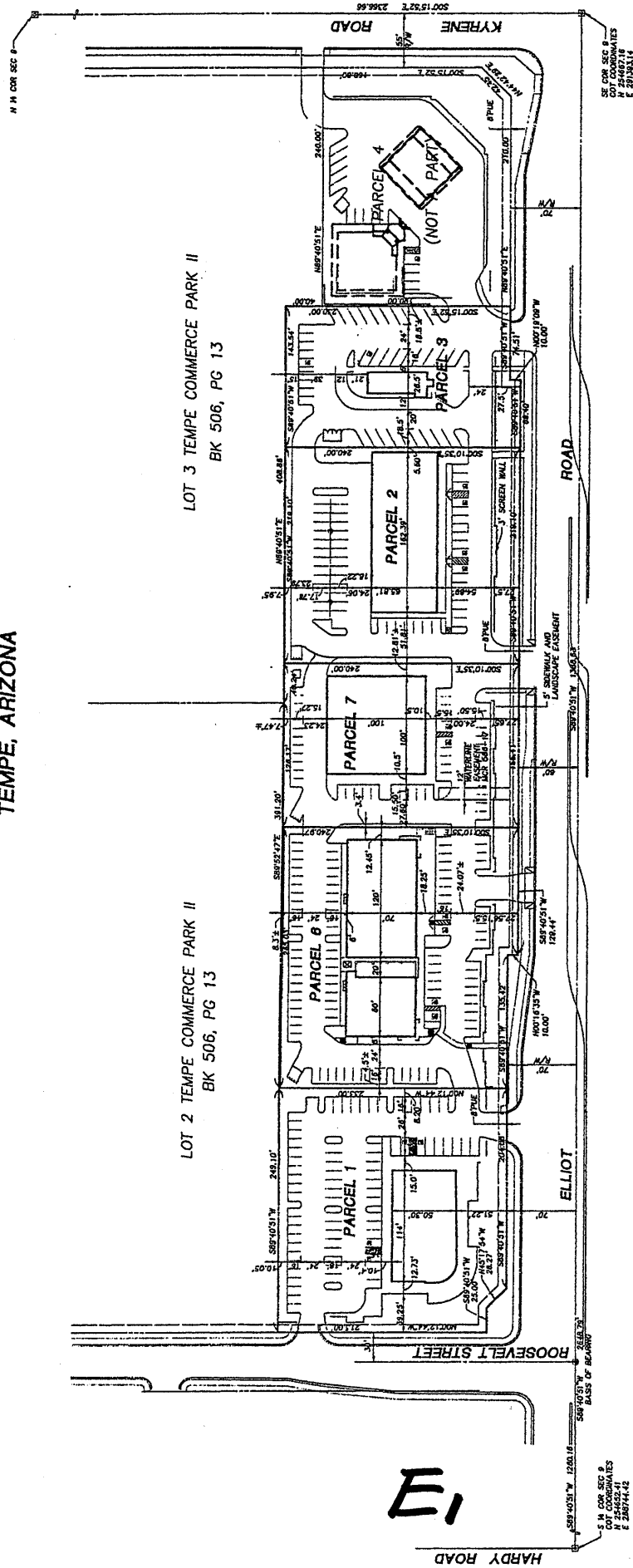
# EL DORADO CROSSING

**FOR EL DORADO CROSSING**

**TEMPE, ARIZONA**

LOT 2 TEMPE COMMERCE PARK II  
BK 506, PG 13

LOT 3 TEMPE COMMERCE PARK II  
BK 506, PG 13

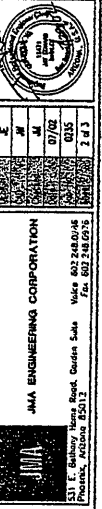


S M COR SEC 9  
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## SITE DATA

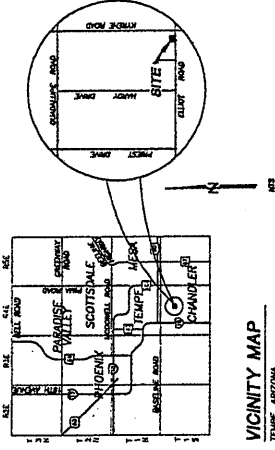
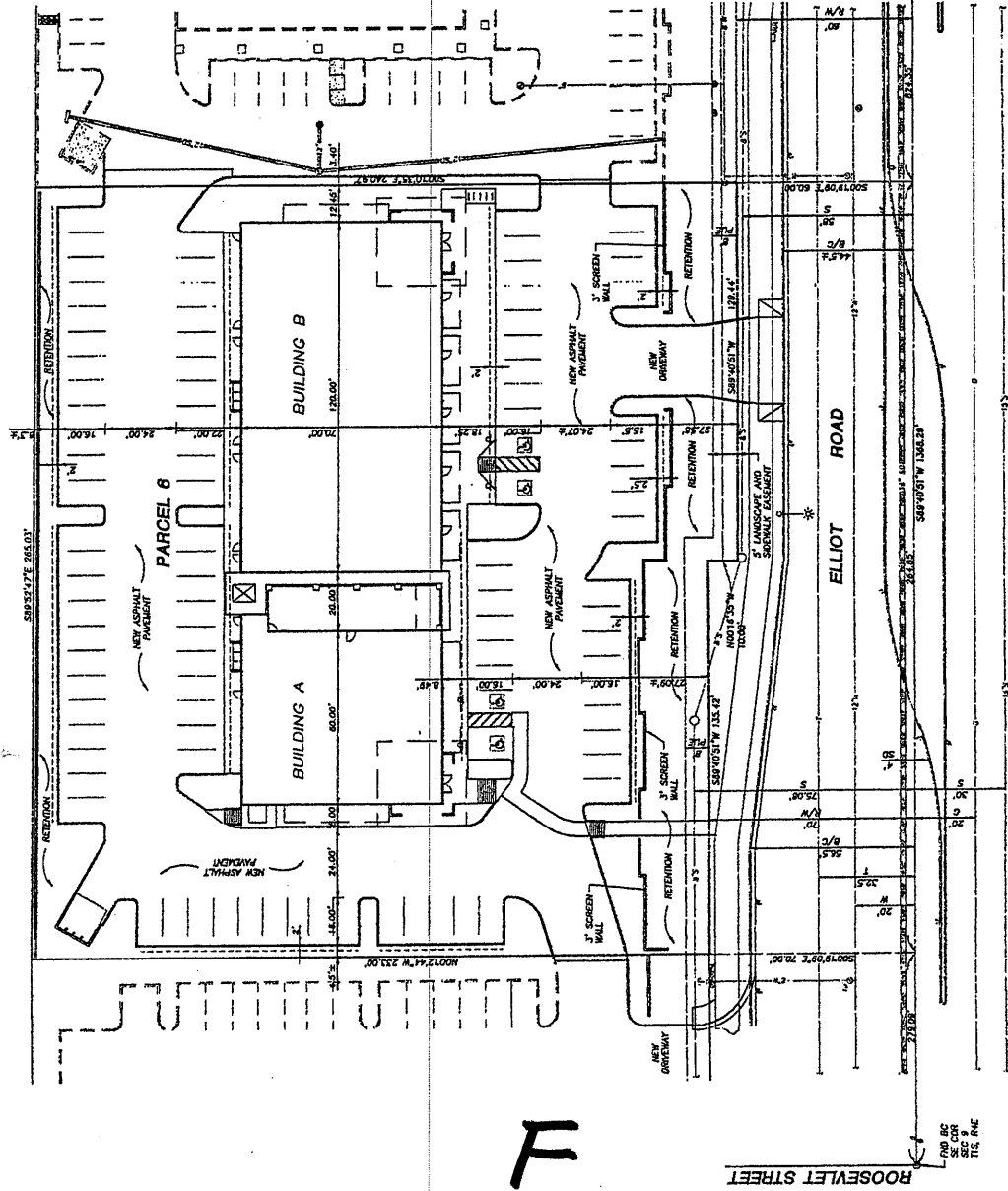
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**EL DORADO CROSSING  
FIFTH AMENDED  
GENERAL PLAN OF DEVELOPMENT**



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# EL DORADO CROSSING FINAL PLAN OF DEVELOPMENT FOR PARCEL 6 TEMPE, ARIZONA



VICINITY MAP  
TEMPE, ARIZONA

## LEGAL DESCRIPTION

THE SOUTHERLY 184.41' OF THAT PORTION OF LOT 6 AS REPLATED IN TEMPE COMMERCE PARK II, MAP 100, PAGE 1A.

## PARCEL A

TOTAL SITE AREA (NET): 62,758 SF (1.447 ACRES)  
 TOTAL BUILDING AREA: 8,200 SF  
 TOTAL PARKING AREA: 8,200 SF  
 TOTAL LANDSCAPE AREA: 8,200 SF  
 TOTAL GROUND FLOOR AREA: 8,200 SF  
 TOTAL LOT COVERAGE: 20%  
 PARKING REQUIRED: 96 SPACES  
 PARKING PROVIDED: 96 SPACES  
 LANDSCAPE REQUIRED: 8,200 SF  
 LANDSCAPE PROVIDED: 8,200 SF

## LEGEND

CENTRALINE  
 RIGHT-OF-WAY  
 PROPERTY LINE  
 EASEMENT  
 EXISTING CURB AND GUTTER  
 EXISTING FIRE HYDRANT  
 EXISTING STREET LIGHT  
 PROPOSED SCREEN WALL

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT UNDER MY DIRECTION A BOUNDARY TOPOGRAPHIC SURVEY WAS PERFORMED ON THE SITE HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
 DATE: 7/29/02  
 JAY EDWARD MARSH, RLS NO. 17375

## EL DORADO CROSSING FINAL PLAN OF DEVELOPMENT FOR PARCEL 6

JMA ENGINEERING CORPORATION  
 531 E. Highway 100, Suite 100  
 Phoenix, Arizona 85012  
 Voice: 602.248.0246  
 Fax: 602.248.0214

REC DS SBD-



**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320  
(FAX) 266-6619 (E-MAIL) [mcqueen@mscidea.net](mailto:mcqueen@mscidea.net)

4144 North  
44th Street  
Suite D  
Phoenix, Arizona  
85018  
(602) 955-6379

+	KACIA SALUNA KACIA SALUNA 2 <sup>ND</sup> BOX	1	RELLA TENULASA RELLA TENULASA 5 SALLON
+	TRACANTROS KLEDTISA TRACANTROS KLEDTISA 2 <sup>ND</sup> BOX	2	MAKORUSA RESA HET MAKORUSA RESA HET 1 SALLON
•	ACIA SHALLI ACIA SHALLI 5 SALLON	3	DISPULION LONGHORN DISPULION LONGHORN 5 SALLON
•	SOPHORA SECUNDOLIA SOPHORA SECUNDOLIA 5 SALLON	4	DALEA GREGGII DALEA GREGGII 1 SALLON
•	PROSPEROS RESGITE PROSPEROS RESGITE (THORNLESS) 5 SALLON	5	TRAILING NETO TRAILING NETO 1 SALLON
•	12" XINS HADSON GOLD 12" XINS HADSON GOLD 2 <sup>ND</sup> DEPTH IS ALL LANDSCAPE AREAS	6	RELLA BROSCHANA VANTE RELLA BROSCHANA VANTE 5 SALLON
•	2" DEPTH IS ALL LANDSCAPE AREAS	7	RELLA TENULASA RELLA TENULASA 5 SALLON
•		8	BOBANKVILLE BOBANKVILLE 5 SALLON
•		9	AGAVE VILVORUNA AGAVE VILVORUNA 5 SALLON
•		10	AGAVE AGAVE 5 SALLON
•		11	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		12	AGAVE ELERO AGAVE ELERO 5 SALLON
•		13	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		14	RELLA TENULASA RELLA TENULASA 5 SALLON
•		15	AGAVE ELERO AGAVE ELERO 5 SALLON
•		16	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		17	AGAVE ELERO AGAVE ELERO 5 SALLON
•		18	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		19	AGAVE ELERO AGAVE ELERO 5 SALLON
•		20	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		21	AGAVE ELERO AGAVE ELERO 5 SALLON
•		22	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		23	AGAVE ELERO AGAVE ELERO 5 SALLON
•		24	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		25	AGAVE ELERO AGAVE ELERO 5 SALLON
•		26	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		27	AGAVE ELERO AGAVE ELERO 5 SALLON
•		28	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		29	AGAVE ELERO AGAVE ELERO 5 SALLON
•		30	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		31	AGAVE ELERO AGAVE ELERO 5 SALLON
•		32	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		33	AGAVE ELERO AGAVE ELERO 5 SALLON
•		34	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		35	AGAVE ELERO AGAVE ELERO 5 SALLON
•		36	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		37	AGAVE ELERO AGAVE ELERO 5 SALLON
•		38	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		39	AGAVE ELERO AGAVE ELERO 5 SALLON
•		40	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		41	AGAVE ELERO AGAVE ELERO 5 SALLON
•		42	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		43	AGAVE ELERO AGAVE ELERO 5 SALLON
•		44	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		45	AGAVE ELERO AGAVE ELERO 5 SALLON
•		46	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		47	AGAVE ELERO AGAVE ELERO 5 SALLON
•		48	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		49	AGAVE ELERO AGAVE ELERO 5 SALLON
•		50	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		51	AGAVE ELERO AGAVE ELERO 5 SALLON
•		52	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		53	AGAVE ELERO AGAVE ELERO 5 SALLON
•		54	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		55	AGAVE ELERO AGAVE ELERO 5 SALLON
•		56	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		57	AGAVE ELERO AGAVE ELERO 5 SALLON
•		58	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		59	AGAVE ELERO AGAVE ELERO 5 SALLON
•		60	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		61	AGAVE ELERO AGAVE ELERO 5 SALLON
•		62	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		63	AGAVE ELERO AGAVE ELERO 5 SALLON
•		64	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		65	AGAVE ELERO AGAVE ELERO 5 SALLON
•		66	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		67	AGAVE ELERO AGAVE ELERO 5 SALLON
•		68	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		69	AGAVE ELERO AGAVE ELERO 5 SALLON
•		70	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON
•		71	AGAVE ELERO AGAVE ELERO 5 SALLON
•		72	DISPULION PRELIERE DISPULION PRELIERE 5 SALLON
•		73	AGAVE ELERO AGAVE ELERO 5 SALLON
•		74	MAKORUSA PANIFLORA MAKORUSA PANIFLORA 5 SALLON

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.  
NO PARKING FOR TRUCKS WILL BE ALLOWED. 15 GALLON TREE AND 5 GALLON  
SHRUBS PER SINGLE ROW OF PARKING.  
ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SHORT DISTANCE TRIANGLES  
WILL BE SELECTED FROM THE TEMPE APPROVED SHORT DISTANCE TRIANGLE LIST.  
ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF RECycled  
GRANITE.  
NO RIVER ROCKS PERMITTED UNLESS 210 OF EACH STONE  
IS ENCASED IN CONCRETE  
TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.  
NO GLEASER HEDGES WILL BE USED IN PARKING LOT AREAS.

**ELLIOT ROAD**

**LGE**  
DESIGN BUILD  
1724 W. 4TH STREET  
TEMPE, ARIZONA  
(480) 966-4001

## VICINITY MAP

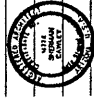
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GENERAL NOTES  
1. SEE STRUCTURAL DRAWINGS FOR LEVEL INDICATIONS.

Cawley  
Architects

4144 North  
44th Street  
Suite D  
Phoenix, Arizona  
85018  
(602) 946-5378



ELLIOT ROAD  
RETAIL CENTER

744 WEST

ELLIOT RD.

TEMPE

ARIZONA

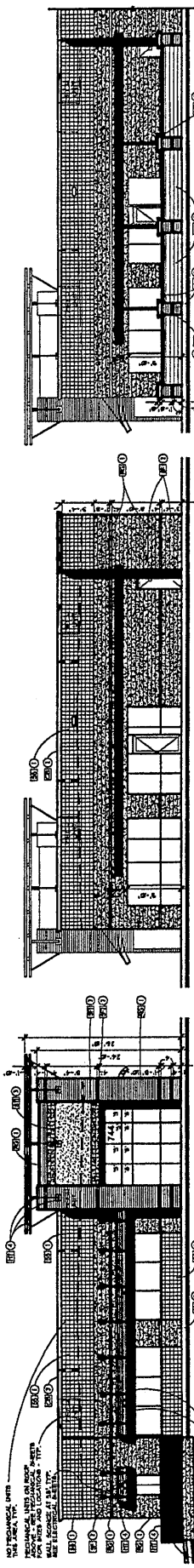
SP - 30 - 1M

ICE

DESIGN BLDG

744 W. 4TH STREET  
TEMPE, ARIZONA  
(480) 896-4001

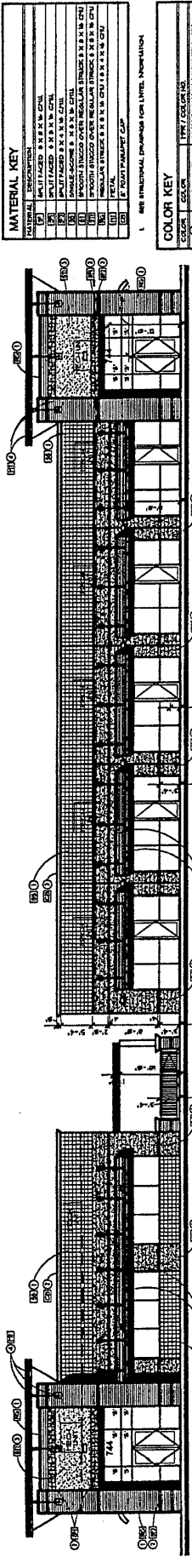
A-5  
of 5



BLDG 'A' WEST ELEVATION

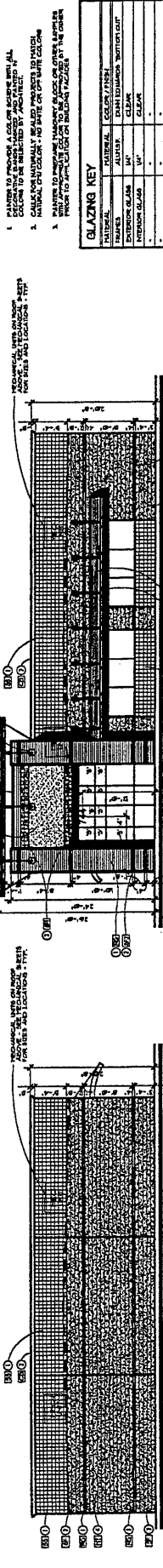
BLDG 'A' EAST ELEVATION

BLDG 'A' EAST ELEVATION AT PATIO



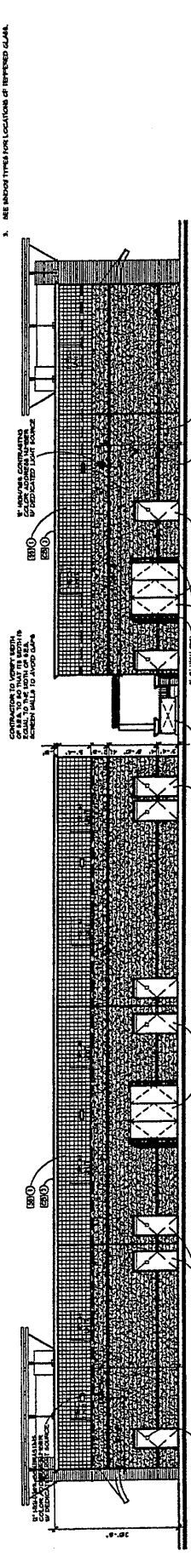
BLDG 'A' SOUTH ELEVATION

BLDG 'A' NORTH ELEVATION



BLDG 'B' WEST ELEVATION

BLDG 'B' EAST ELEVATION



BLDG 'B' NORTH ELEVATION

BLDG 'B' SOUTH ELEVATION

MATERIAL KEY

MATERIAL	DESCRIPTION
1	SPRINKLED BRICK
2	SPRINKLED BRICK
3	SPRINKLED BRICK
4	SPRINKLED BRICK
5	SPRINKLED BRICK
6	SPRINKLED BRICK
7	SPRINKLED BRICK
8	SPRINKLED BRICK
9	SPRINKLED BRICK
10	SPRINKLED BRICK
11	SPRINKLED BRICK
12	SPRINKLED BRICK
13	SPRINKLED BRICK
14	SPRINKLED BRICK
15	SPRINKLED BRICK
16	SPRINKLED BRICK
17	SPRINKLED BRICK
18	SPRINKLED BRICK
19	SPRINKLED BRICK
20	SPRINKLED BRICK

COLOR KEY

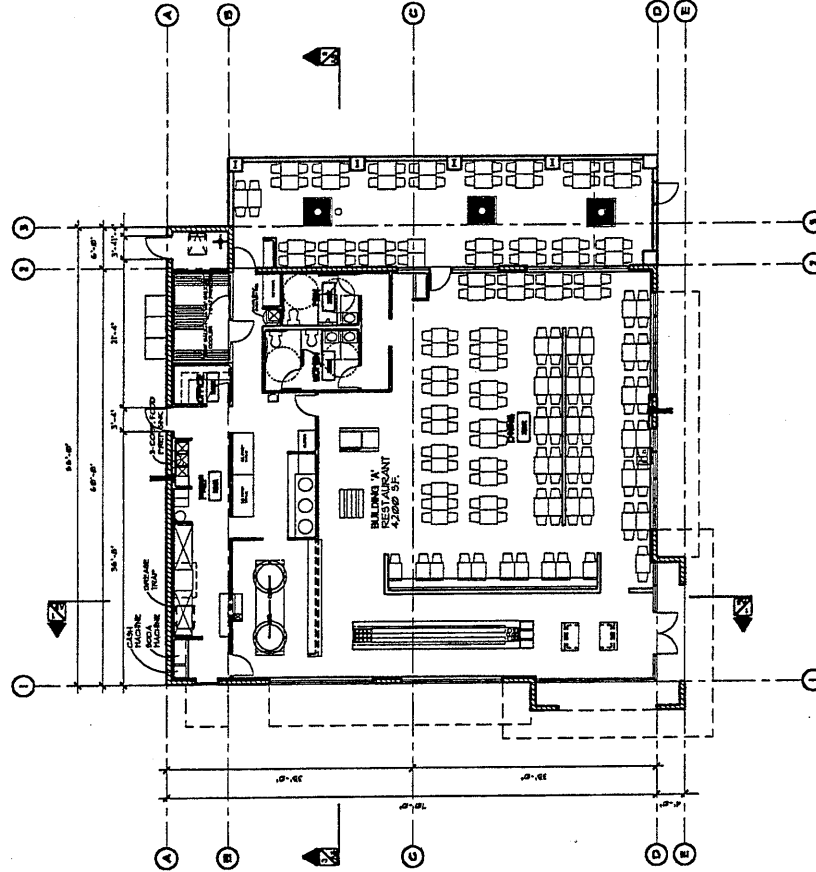
COLOR	DESCRIPTION
1	SPRINKLED BRICK
2	SPRINKLED BRICK
3	SPRINKLED BRICK
4	SPRINKLED BRICK
5	SPRINKLED BRICK
6	SPRINKLED BRICK
7	SPRINKLED BRICK
8	SPRINKLED BRICK
9	SPRINKLED BRICK
10	SPRINKLED BRICK
11	SPRINKLED BRICK
12	SPRINKLED BRICK
13	SPRINKLED BRICK
14	SPRINKLED BRICK
15	SPRINKLED BRICK
16	SPRINKLED BRICK
17	SPRINKLED BRICK
18	SPRINKLED BRICK
19	SPRINKLED BRICK
20	SPRINKLED BRICK

GLAZING KEY

MATERIAL	DESCRIPTION
1	SPRINKLED BRICK
2	SPRINKLED BRICK
3	SPRINKLED BRICK
4	SPRINKLED BRICK
5	SPRINKLED BRICK
6	SPRINKLED BRICK
7	SPRINKLED BRICK
8	SPRINKLED BRICK
9	SPRINKLED BRICK
10	SPRINKLED BRICK
11	SPRINKLED BRICK
12	SPRINKLED BRICK
13	SPRINKLED BRICK
14	SPRINKLED BRICK
15	SPRINKLED BRICK
16	SPRINKLED BRICK
17	SPRINKLED BRICK
18	SPRINKLED BRICK
19	SPRINKLED BRICK
20	SPRINKLED BRICK

EXTERIOR ELEVATIONS  
1/8" = 1'-0"

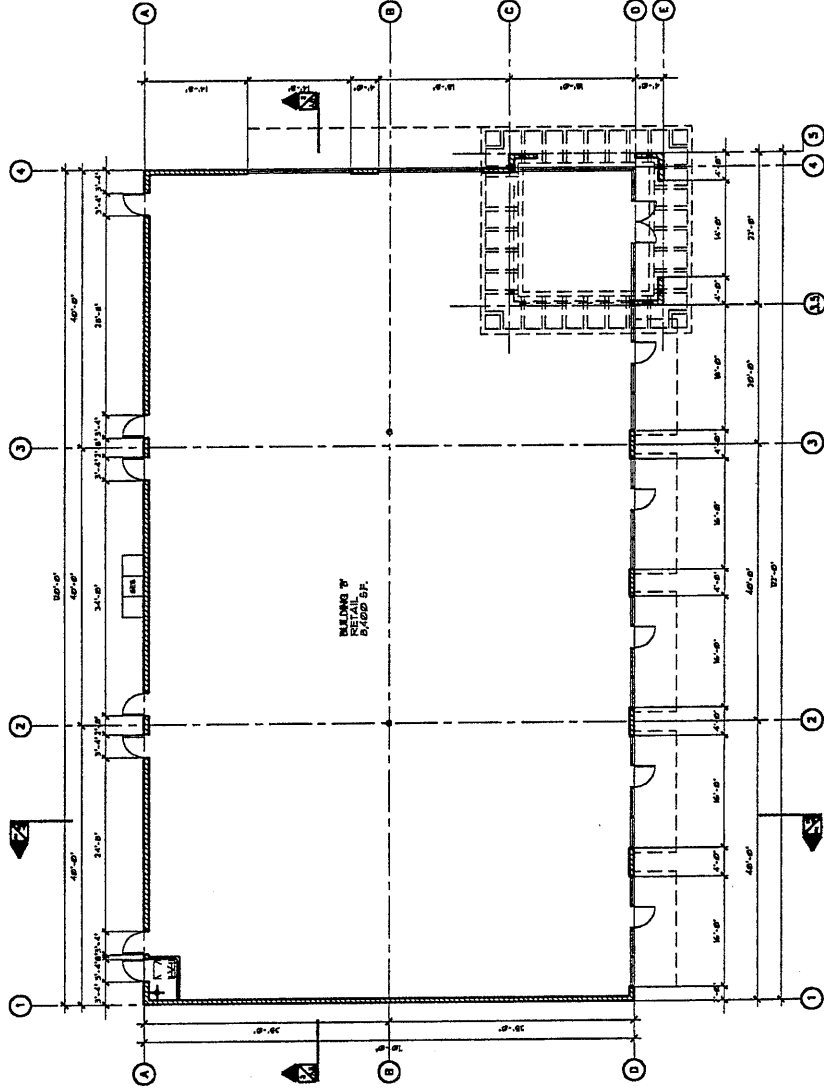
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BLDG 'A' FLOOR PLAN  
1/8" = 1' - 0"

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**BLDG 'B' FLOOR PLAN**  
1/8" = 1' - 0"

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